

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2204 Central  
Ocean City, NJ 08226

Asking \$769,900.00



## COMMENTS

HIGHEST AND BEST OFFERS DUE BY MONDAY JANUARY 15TH @ 12PM. Welcome to 2204 Central Ave! This is a rare opportunity to purchase a first floor condo in the desirable Goldcoast area of Ocean City, NJ. Only 1 block to the great beaches & famous boardwalk, and walking distance to Uncle Bills, Aunt Betty's Ice Cream, Blitz's Market, and Nauti Donuts. Features include 3 bedrooms, 2 full bathrooms, central air/gas heat, covered front porch adorned with custom awnings, private updated outdoor shower and utility room, off-street parking, and all of this on an oversized 40' x 100' lot. This property has been meticulously maintained and loved by the current owners. See attached property disclosure for all recent upgrades. 2204 Central Ave is being offered fully furnished less personal items. Great property and perfect for personal use or investment property. Check out the video walk-through!

## PROPERTY DETAILS

|                       |                                      |  |   |
|-----------------------|--------------------------------------|--|---|
| Exterior<br>Vinyl     | ParkingGarage<br>None                | OtherRooms<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor | InteriorFeatures<br>Fireplace(s)<br>Master Bath<br>Pets Allowed |
| Heating<br>Forced Air | Cooling<br>Ceiling Fan(s)<br>Central | Water<br>Public Water  | Sewer<br>Public Sewer   |



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